

**Housing Contributions Work Group Meeting
May 9, 2019
Table Notes**

TABLE 1

New Construction

- Rezoning above what is contemplated in Plan?
- “Capturing” value of increase development
- “Up front” vs negotiation
- Comparison and cost of priorities

Conversions

- What is the “trigger” for contributions?

Senior Housing

- Comparability to other jurisdictions
- Assisted living
- Issue w/equivalency

TABLE 2

New Construction

- Senior housing should be third category behind commercial and residential
- Senior housing would be Tier 1
- Affordable housing and senior housing need to be prioritized
- REVISE: development w/rezoning inv. increased density w/major amendment to existing or new SAP
- Can a contribution be required?
- Senior housing needs non-profit to operate and fill in where contributions cannot
- % of senior housing requirement for increased density cons. w/value of residential bonus density for senior housing w/same consideration to value as increased density

Conversions

- Concessions from City: tap fee at final certificate of occupancy
 - Discount when converting office to residential or senior housing
- Contribution if conversion can be administrative amendment → faster review and approval

TABLE 4 (there was no table 3)

General Discussion

- Which category is most important/where is the greatest need?
 - Senior affordable housing → hard to develop/hard to finance
 - Labor costs
 - Financial relief → tax abatement?
 - City legislative agenda: ↑ auxiliary-grant rate
 - Regulatory incentives → free FAR for affordable units

New Construction

- Possibility to provide units off-site (but not at equivalent value) or contribution?
- What is the origin of % requirements/goals?
- Worthwhile to make some trade-offs for affordable housing!
- Like having base, goal, and stretch goals, but goals also become inflexible requirements
- All projects are different → having set % does not recognize that
- Identify criteria by which to evaluate if a lower expectation is appropriate

Conversions

- Difficulty of conversion itself
- Conversions reflect:
 - Tech changes (shrinking space requirements)
 - Weakening economy (which increases demand for affordable housing)
- Consider PILOTs (payment in lieu of taxes)

Other

- Align incentives w/goals
 - ↑% for ↓ in turnaround time
- Flexibility re distribution of affordable housing across larger developments/type of product (rental vs for-sale) to increase feasibility of providing more affordable housing
- Affordable set-aside: don't count towards FAR